

# FOR LEASE: WAREHOUSE/FLEX SUITE



2433-2437 S 86th  
Street, Tampa



- Available: Warehouse Spaces, 1,800 SF each– Fully Air Conditioned
- Within 2 miles of Hwy 301, I-4, I-75
- All suites include: Office, Private bathroom and Roll up door
- MOVE-IN READY
- New interior paint
- Outstanding frontage and access
- Ceiling Height 18'
- Ample onsite parking
- Demographic highlights within a 2-mi radius include a population count of 42,318

**FOR LEASE: \$14/SF NNN**

LISTING AGENT: Tina Marie Eloian • O: 813-935-9600 • P: 813-997-4321 • E: Tina@FloridaCommercialGroup.com



*Locally Owned,  
Globally Recognized*



401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ [www.FloridaCommercialGroup.com](http://www.FloridaCommercialGroup.com)

**Sales • Investments • Leasing • Property Management**



Each Office Individually Owned and Operated

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

# LISTING DETAILS

## FINANCIAL & TERMS

Status: **Active**

Lease Price: **\$14.00 /SF NNN**

CAM PSF: **\$2.73**

T.I. Available: **TBD, Contact Broker**

Expenses:

**(Property Taxes, Insurance, Utilities, Alarm, Lawn/Maintenance, Pest Control, etc...)**

## LOCATION

Street Number: **2433-2437**

Street Name: **South 86th**

Street Suffix: **Street**

Street City: **Tampa**

County: **Hillsborough**

Traffic Count/ Cross Streets: **25,684 VTD (Causeway Blvd and 86th St) AADT, 2022**

Market: **Tampa- St. Petersburg- Clearwater**

Sub-Market: **SOUTH TAMPA SUBDIVISION**

## THE PROPERTY

Folio Number: **044621-0000**

Zoning: **PD**

Property Use: **Flex Office**

Available SF: **1,800 SF**

Year Renovated: **2023**

Lot Size: approx. **8.6 AC**

Front Footage: **TBD**

Parking: **Onsite**

## TAXES

Tax Year: **2022**

Taxes: **\$31,557.01**

## UTILITIES

Electricity: **Teco**

Water/ Waste: **Hillsborough County Utilities**

Communications: **Frontier/ Verizon**

## THE LISTING

### **Directions:**

From Tampa, take Selmon Expressway toward east, Take exit 13 for US 301, Turn right on Causeway Blvd, Turn right on S 86th St.

## THE COMMUNITY

Community/Subdivision Name: **Clair-Mel Area**

Flood Zone Area: **X**

Flood Zone Panel: **12057C0386k**



**LISTING AGENT:** Tina Marie Eloian • **O:** 813-935-9600 • **P:** 813-997-4321 • **E:** Tina@FloridaCommercialGroup.com



*Locally Owned,  
Globally Recognized*



401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ [www.FloridaCommercialGroup.com](http://www.FloridaCommercialGroup.com)

**Sales • Investments • Leasing • Property Management**



**Each Office Individually Owned and Operated**

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

# LISTING FEATURES

## HIGHLIGHTS

- Located in Palm River-Clair Mel
- Highest & Best: Flex, Warehouse, Office
- GREAT VALUE with competitive rates
- Offers high ceilings, one private office per unit and one ADA restroom,
- Zoned PD
- Fresh Interior Paint
- Onsite (paved) parking
- Exterior lights for increased security



## AREA HIGHLIGHTS

- Located within 3 miles of I-75, Hwy 301 and Selmon Expressway
- High traffic counts: 25,684 VTD
- Excellent visibility
- Direct road frontage on 86th St.
- Easy access to Downtown, Port of Tampa, Brandon
- Start, relocate or expand your business



**LISTING AGENT:** Tina Marie Eloian • **O:** 813-935-9600 • **P:** 813-997-4321 • **E:** Tina@FloridaCommercialGroup.com



*Locally Owned,  
Globally Recognized*



401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ [www.FloridaCommercialGroup.com](http://www.FloridaCommercialGroup.com)

**Sales • Investments • Leasing • Property Management**

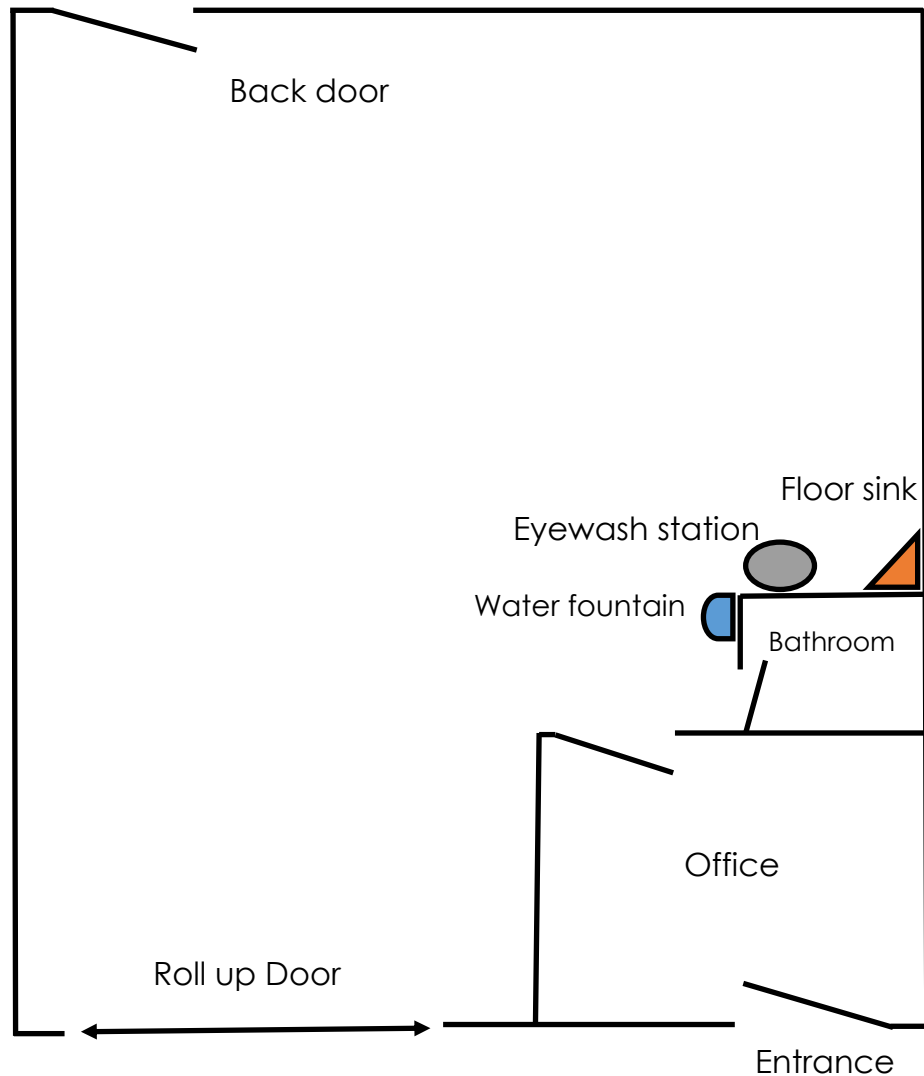


**Each Office Individually Owned and Operated**

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.



# Unit FLOORPLAN



**LISTING AGENT:** Tina Marie Eloian • **O:** 813-935-9600 • **P:** 813-997-4321 • **E:** Tina@FloridaCommercialGroup.com



*Locally Owned,  
Globally Recognized*



401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ [www.FloridaCommercialGroup.com](http://www.FloridaCommercialGroup.com)

**Sales • Investments • Leasing • Property Management**



**Each Office Individually Owned and Operated**

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.